

EDINA HOUSING TASK FORCE

Meeting Minutes

Wednesday, October 26, 2005

7:30 AM – Community Room

Members Present: Bob Aderhold, Michael Bartus, Kandace Ellis, Michael Fisher, John Helling, Mike Huck, Doug Johnson, Sally Krusell, Scott Massie, Doug Mayo, Barb McFarlane, Sharon Ming, Cappy Moore, Carol Mork, Joan Naymark, Skip Thomas

Staff: Susan Heiberg and Joyce Repya

Consultants: Stacy Becker and Erin Sapp

Guests: Matt Polcharsky and Jennifer Bergman

Chair Mayo called the meeting to order at 7:30 AM.

Actions Taken

- **Member Mork seconded Member Krusell's motion to approve the agenda for this meeting—October 26, 2005; the motion carried.**
- **Member Aderhold seconded Member McFarlane's motion to approve the minutes of September 28, 2005, as amended; the motion carried.**
- **Member Huck seconded Member Mork's motion to approve the minutes of October 12, 2005, as amended; the motion carried.**

Panel Discussion

Tim Marx, MHFA Commissioner, was unable to attend. He had been asked to share information regarding supportive housing, employer partnerships and city collaborations. As a result, he will be invited to return in November.

Matt Polcharsky, Chaska's Assistant City Administrator and President of the Community Land Trust of Chaska, was introduced and welcomed.

- **He presented Clover Ridge, Chaska's 250-acre model, which demonstrates neighborhoods containing diversity in land uses, building types, sizes, prices and styles of ownership.**
- **He explained that the Chaska Community Land Trust was created to permanently preserve affordable housing opportunities. Houses are from \$80,000 up to the \$650,000 range and are all integrated into one neighborhood.**

- The focus was on increasing density and reducing developers' costs. 1100 homes were developed—a mix of economic opportunities in the neighborhood.
- In trying to reduce peoples' overall costs, an identifiable core was planned to meet the service needs. Apartments and condos are above the commercial and retail, and there is a Park and Ride transit center.
- At least 30% of the homes are affordable, at \$195,000 or less. The Land Trust homes—15 in total—are scattered around the neighborhood, so as not to be readily identified.

Jennifer Bergman, Program Director of the Housing *Resource* Center of Greater Metropolitan Housing Corporation (GMHC), was introduced and welcomed.

- The Program is made up of five resource centers serving 17 partnering cities.
- The centers assist residents with information regarding home improvement and financing, and it administers a number of loan programs and grants.
- GMHC helped Bremer Banking develop Rental Employee Assistance Loan program (REAL) and Homebuyer Employee Loan Program (HELP) for Bremer's employees. The programs provide low-interest loans to secure rental housing and forgivable loans on a down-payment for a home.

Joyce Repya, Associate Planner for the City of Edina, was welcomed and asked to share information regarding redevelopment and housing opportunities.

- 50th & France: 43 units, three stories above the retail, units' prices all the way up to one million dollars
- Indianola Avenue and 50th Street: another upscale venture, indicative of the market for this type of housing
- Grammercy on 70th and Metro: need for rezoning, four stories with 128 units, three units required at \$194,000
- The General Motors site was not approved because traffic was too big of an issue.
- Wooddale and Valley View: two single family homes still owned by Edina
- The September update of the Comprehensive Plan concerned land use, housing and environmental quality. The Task Force's work could dovetail with this, beginning with a review of the plan with an eye toward making it more specific.
- The Southdale plan is in draft form, and workshops will be organized. Immediate considerations are demographics and market analyses. It has been suggested that areas may be set aside for higher density around the north end.
- Create a new task force regarding the issue of massing, which is a big concern for neighborhoods.

The Task Force agreed that its involvement in the initial stages of the Southdale plan is essential. What is good for the developer and for the City need to be taken into consideration. The two need to be brought together.

As the small groups convene, they should pay attention to priority issues regarding Southdale and recommendations that the City explore density bonuses, as well as changes to the Comprehensive Plan. Clear ideas need to be created. What is out there on the horizon?

Announcements

- **The small groups will meet throughout the month of November.**
- **The next Task Force meeting will be November 30th, at which time there should be one or two proposals from each group.**

Adjournment

There being no further business, the meeting was adjourned at 9:10 AM.

Respectfully submitted,

**Doug Mayo, Chair
Edina Housing Task Force**

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